

ANNEX 3

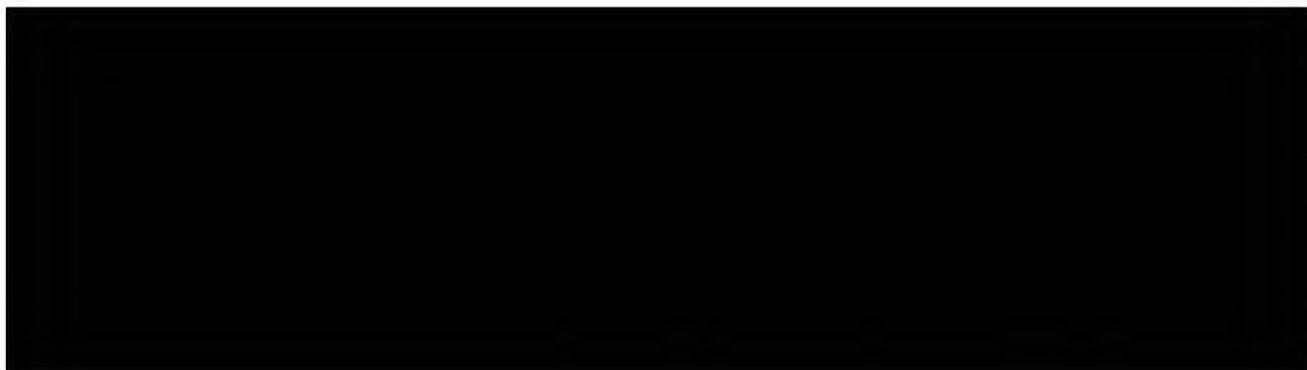
SUMMARY

REAL ESTATE AND CONSTRUCTION DIVISION ANNUAL REPORT

I. MAJOR DEVELOPMENTS

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B. In the Washington Metropolitan area, the upgrading and improved maintenance of the Headquarters Complex and NPIC continued at an accelerated pace. In the case of the Headquarters Complex, electrical, heating, ventilating, and air conditioning (HVAC) projects were continued and expanded. The Utilities Reliability Study was completed in December, and a HVAC Reliability Study was funded in June. These actions provided increased utilities systems capacity and more reliable support to meet operation requirements. At NPIC a contract was let for a Utilities Reliability Study, the installation of a 150-ton chiller to serve the critical areas of the facility and repair of two of the large 750-ton chillers was undertaken with the replacement of the third large chiller currently underway.

WARNING NOTICE  
SENSITIVE INTELLIGENCE SOURCES  
AND METHODS INVOLVED

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CLASSIFIED BY <u>1124-14</u>
EXEMPT FROM GENERAL DECLASSIFICATION SCHEDULE OF E. O. 11652, EXEMPTION CATEGORY: § 5E(1), (2), (3) or (4) (check one)
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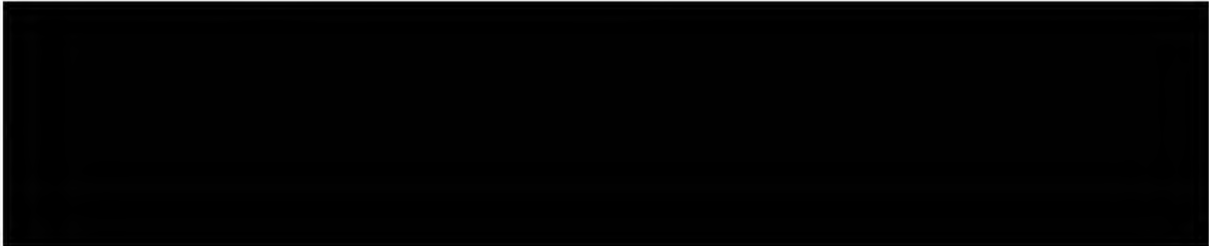
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C. Environmental protection studies and surveys of all major installations and holdings [REDACTED] Corrective action has either been accomplished, funded, as in the case of the design and installation of a disintegrator-type system for the Headquarters Complex, or planned awaiting future funding action.

D. Budget: A significant improvement in the management of utilities systems requirements at the Headquarters Complex has been achieved through the orderly planning and subsequent budgeting for this support as a separate entity.

## II. MAJOR ACCOMPLISHMENTS AND FAILINGS

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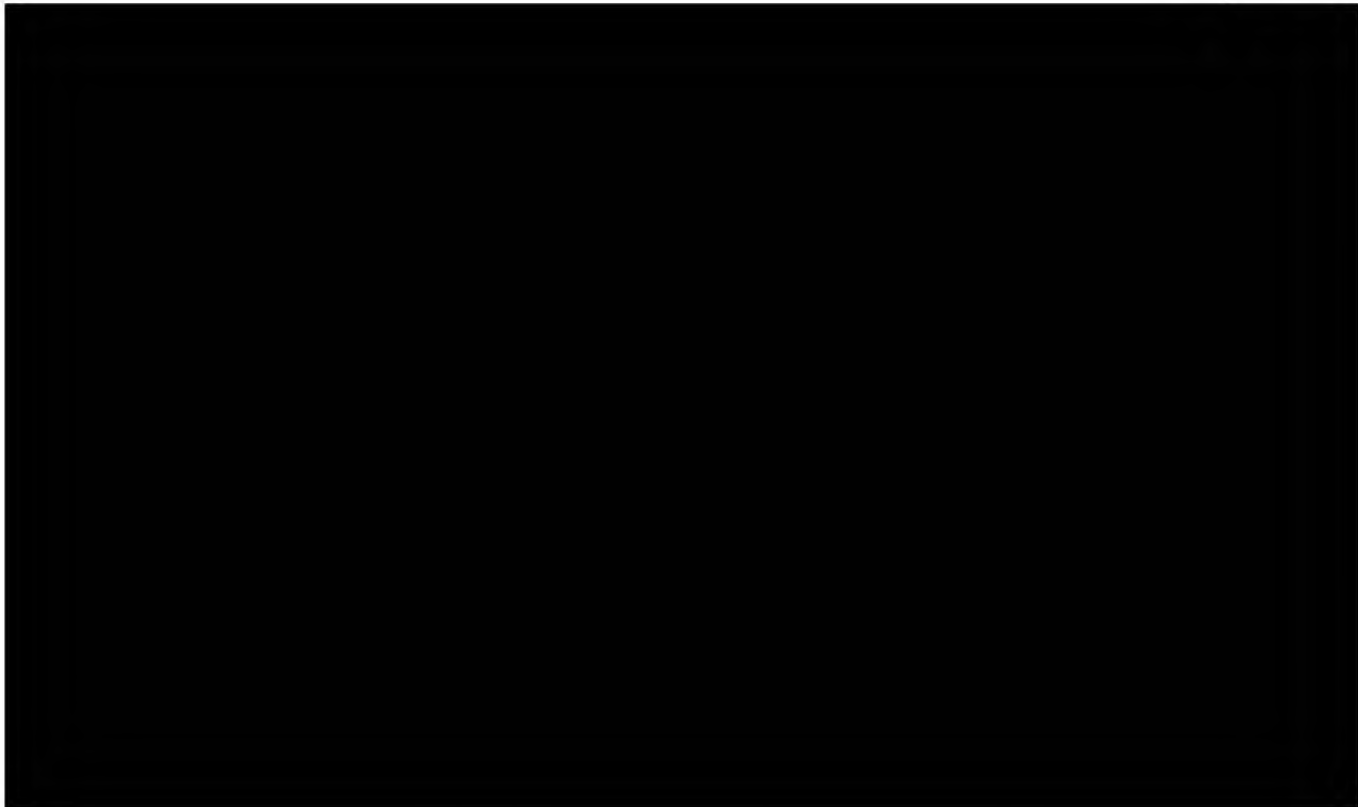
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D. Master Planning and the Headquarters Garage continued. In August 1971, the National Capitol Planning Commission (NCPC) gave preliminary site plan approval for the new Headquarters Garage which will be a replacement for a similar, leased facility. In preparation for final NCPC approval of garage construction, a concurrent presentation of the preliminary master plan for the Headquarters Complex and final design of the garage are tentatively scheduled for the NCPC October hearing.

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F. Reorganization: The OL Building Planning Staff became a part of RECD on 12 June 1972. Their functions are complimentary to and supportive of the overall missions and functions of RECD.

### III. AHEAD

A. The trend for the consolidation and upgrading of aging Agency facilities can be expected to continue to include requirements to meet new standards for environmental protection. If these facilities are to remain responsive to meet the operational needs of the Agency, more rather than less funds for upgrading and maintenance will be required.

B. GSA's mandate to survey and report federal property as excess that is not being effectively and efficiently used can be expected to intensify with the resultant burden of the holders of such property to continue to justify their continued need for such property.

C. The use of other government agencies for the accomplishment of real estate and construction activities will continue with even greater use being made of outside consultants.

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